



Development Services Department
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DEVIATION REVIEW AND DECISION FORM

Procedure # R-FM-051-07
Issue Date: 12/31/07
Revision Issued: 00/00/00

DSD FILE NO.:

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General Property Information:

Address of Subject Property (Street Number/Name): Stone Eagle Place

Tax Schedule ID(s) #: 6206201120

Legal Description of Property: TR G GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT

Subdivision or Project Name:

Gleneagle Golf Course Residential Infill Dev Fil No. 2

Section of ECM from Which Deviation is Sought: 2.3.8.A Roadway Terminations, Cul-de-Sacs.

Specific Criteria from Which a Deviation is Sought: Cul-de-sac minimum radius.

Proposed Nature and Extent of Deviation: Allow a cul-de-sac bulb with a reduced radius of 39 feet at the end of Stone Eagle Place.

Applicant Information:

Applicant: Guman & Associates

Email Address: bill@guman.net

Applicant is: ☐ Owner ☒ Consultant ☐ Contractor

Mailing Address: 731 N. Weber St. Suite 10 Colo. Springs

State: CO

Postal Code: 80903

Telephone Number: 719-633-9700

Fax Number: _____

Engineer Information:

Engineer: Jeffrey C. Hodsdon, P.E., P.T.O.E

Email Address: jeff@lsctrans.com

Company Name: LSC Transportation Consultants, Inc.

Mailing Address: 545 E. Pikes Peak Ave., Suite 210

State: CO

Postal Code: 80903

Colorado Springs

Registration Number: 31684

State of Registration: Colorado

Telephone Number: (719) 633-2868

Fax Number: (719) 633-5430

Explanation of Request (Attached diagrams, figures and other documentation to clarify request):

Section of ECM from Which Deviation is Sought: 2.3.8.A Roadway Terminations, Cul-de-Sacs.

Specific Criteria from Which a Deviation is Sought: Cul-de-sac minimum radius.

Proposed Nature and Extent of Deviation: Allow a cul-de-sac with a reduced radius of 39 feet at the end of Stone Eagle Place.

Reason for the Requested Deviation: The reduced radius for the cul-de-sac was approved in another location within Gleneagle and the subdivision has been planned with lot sizes/dimensions set based on the reduced radius approved at the other location within this subdivision (Filing No.1).

Comparison of Proposed Deviation to ECM Standard: The standard cul-de-sac radius is 45' (flowline to the center) the request is for a radius of 39' (flowline to the center), which is six feet shorter than the standard.

Applicable Regional or National Standards used as Basis: _____

Application Consideration:

CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION JUSTIFICATION

☐ The ECM standard is inapplicable to a particular situation.

☐ Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.

☒ A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

The reduced radius for the cul-de-sac was approved in another location within Gleneagle and the subdivision has been planned with lot sizes/dimensions set based on the reduced radius approved at the other location within this subdivision (Filing No. 1). The proposed cul-de-sac with the 39-foot radius will be able to accommodate a County-standard snow plow and the Donald Wescott Fire Protection District has accepted the proposed design. Please refer to the attached exhibit and letter.

If at least one of the criteria listed above is not met, this application for deviation cannot be considered.

Criteria for Approval:

PLEASE EXPLAIN HOW EACH OF THE FOLLOWING CRITERIA HAVE BEEN SATISFIED BY THIS REQUEST

The request for a deviation is not based exclusively on financial considerations.

The reduced radius for the cul-de-sac was approved in another location within Gleneagle and the subdivision has been planned with lot sizes/dimensions set based on the reduced radius approved at the other location within this subdivision (Filing No. 1).

The deviation will achieve the intended result with a comparable or superior design and quality of improvement.

The proposed cul-de-sac with the 39-foot radius will be able to accommodate a County-standard snow plow and the Donald Wescott Fire Protection District has accepted the proposed design. Please refer to the attached exhibit and letter.

The deviation will not adversely affect safety or operations.

Operations and safety will not be affected as the proposed geometry with the 39' radius will be able to accommodate a County-standard snow plow and the Donald Wescott Fire Protection District has accepted the proposed design. Passenger vehicles will also be accommodated as passenger vehicles have a tighter turning radius than a snow plow.

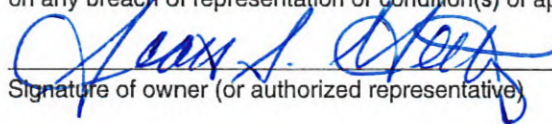
The deviation will not adversely affect maintenance and its associated cost.

The maintenance cost would not be adversely affected as a County-standard snow plow would be accommodated without backing out of the cul-de-sac.

The deviation will not adversely affect aesthetic appearance. N/A

Owner, Applicant and Engineer Declaration:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal will be cause to have the project removed from the agenda of the Planning Commission, Board of County Commissioners and/or Board of Adjustment or delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval.

 _____ Date 4/24/19

Signature of applicant (if different from owner) Date

Signature of Engineer Date

Engineer's Seal



Review and Recommendation:
APPROVED by the ECM Administrator

Approved
by Elizabeth Nijkamp
El Paso County Planning and Community Development
on behalf of Jennifer Irvine, County Engineer, ECM Administrator



06/04/2019 1:56:04 PM

This request has been determined to have met the criteria for approval. A deviation from Section
2.3.8.A of ECM is hereby granted based on the justification provided. Comments:

____ Additional comments or information are attached.

DENIED by the ECM Administrator

____ Date _____

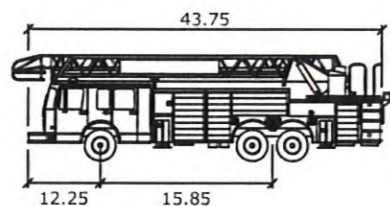
This request has been determined not to have met criteria for approval. A deviation from Section
____ of ECM is hereby denied. Comments:

____ Additional comments or information are attached.



Approximate Scale
Scale: 30'

Custom: Snowplow



Width	: 11.00 (width of blade)
Track	: 6.75
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

STONE EAGLE PL

GU713 Truck w/ Plow
AutoTurn Movement

Gleneagle (LSC #154441)

Figure 1



DONALD WESCOTT FIRE PROTECTION DISTRICT

15415 Gleneagle Drive Colorado Springs, CO 80921

PH: 719-488-8680

To: Kari Parsons, Project Manager
From Chief Vincent P. Burns
Re: Gleneagle Golf Course - Filing II
Date: October 5, 2018

This is a letter of commitment to provide fire protection and emergency medical services to the area included within the Gleneagle Golf Course Residential Infill Development, Filing 2. The area specified lies within the boundaries and jurisdiction of the Wescott Fire Protection District. The district has an Insurance Services Office (ISO) protection class 3. Fire and emergency services are provided from two fire stations, Station 1, which is the closest to this development, is located at 15415 Gleneagle Drive. Station 2 is located at 15505 Hwy 83. Both stations are staffed full time 24 hours a day, 365 days a year.

If you have any questions or further information, please feel free to contact me.

Sincerely,

Vincent P. Burns
Fire Chief, Wescott FD